



Richland County
Development & Services Committee
November 18, 2021 –5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29201

COMMITTEE MEMBERS PRESENT: Allison Terracio, Chair, Derrek Pugh, Gretchen Barron, Cheryl English and Chakisse Newton

OTHERS PRESENT: Bill Malinowski, Michelle Onley, Tamar Black, Angela Weathersby, Kyle Holsclaw, Justin Landy, Dale Welch, Leonardo Brown, Lori Thomas, Aric Jenson, John Thompson, Dale Welch, Syndi Castelluccio, Randy Pruitt, Stacey Hamm, Steven Gaither, Dwight Hanna, Patrick Wright, Chris Eversmann, John Ansell, Michael Maloney, Ashiya Myers, and Michael Byrd

1. **CALL TO ORDER** – Ms. Terracio called the meeting to order at approximately 5:00 PM.

2. **APPROVAL OF MINUTES**

a. Regular Session: October 26, 2021–Mr. Newton moved, seconded by Ms. Barron, to approve the minutes as distributed.

In Favor: Pugh, Terracio, Barron, and Newton

Not Present: English

The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. Barron moved, seconded by Ms. Newton to approve the agenda as published.

In Favor: Pugh, Terracio, Barron and Newton

Not Present: English

The vote in favor was unanimous.

4. **ITEMS FOR ACTION**

a. **Move to direct staff to evaluate current zoning laws that permit zoning designations for large residential developments to remain in perpetuity and present options to re-evaluate and/or rezone those properties if they are not developed within 7 years. Recommendations should include processes to ensure that zoning and the comprehensive plan remain consistent with the lived character of the community** – Ms. Newton stated staff has worked on a process

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they will use to bring the information before Council on a more regular basis during the time we are reviewing the Comprehensive Plan. She noted it is not adopting the motion, as much as modifying the process by which they bring information to Council.

Audio problems

Ms. Newton moved, seconded by Ms. Barron, to hold this item in committee.

In Favor: Pugh, Terracio, Barron and Newton

Not Present; English

The vote in favor was unanimous.

b. Divison of Solid Waste & Recycling - RC Code of Ordinances, Chapter 12 Re-write -

Audio problems

Ms. Terracio noted the ordinance states, “Solid waste placed at curbside for collection shall be considered property of Richland County unless reclaimed by the generator of the waste”. She inquired about others being able to pick up a curbside item besides Richland County or the owner.

Mr. Eversmann noted the ordinance had a lot of carryover from the previous ordinance, and that sentence was one of them. The original intent was to address scavenging. This is not frequently enforced, but staff is willing to review it without diminishing the scavenging aspect of the ordinance.

Mr. Malinowski stated he is going to give Mr. Eversmann a list of all his questions and concerns. If any of his questions require a change, he requested the item be brought back to the committee.

Mr. Eversmann noted any changes in the ordinance moving forward will be notated.

Ms. Newton inquired if the ordinance will require three (3) readings and a public hearing.

Mr. Eversmann responded in the affirmative.

Audio problems

Ms. Barron moved, seconded by Mr. Pugh, to hold this item in committee until Mr. Malinowski’s questions/concerns are addressed.

In Favor: Pugh, Terracio, Barron and Newton

Abstained: *English (* Ms. English stated that she arrived late and did not hear the discussion prior to voting.)

The vote in favor was unanimous.

- c. **Acceptance of an Unnamed Street into the County Road Maintenance System (CRMS)** – Mr. Maloney stated this is a road entrance to a subdivision on Garner’s Ferry Road that has a left turn bay that was not a part of the original plat.

Audio problems

Mr. Maloney noted the standard practice for intake of a road would be if there were homes on each side of the road, but not in this case. He noted the Homeowner’s Association is going to upgrade the street to County standards and that is why staff’s recommendation is a conditional approval.

Mr. Malinowski inquired if the roads would have been include in the abandoned roads the Council took in years ago.

Mr. Maloney stated he is unsure, but will follow-up.

Mr. Malinowski inquired if allowing one minor non-conformance would lead to more minor non-conformances. He suggested changing the language of the ordinance to indicate “entrance roads into subdivisions are exceptions to the need for individually owned lots to front directly on the street right-of-way”.

Ms. Newton moved, seconded by Ms. Barron, to forward to Council with a recommendation to approve staff’s recommendation to conditionally approval the acceptance of “Unnamed Street” (a.k.a. Club House Drive) into the County Road Maintenance System (CRMS) once the street is brought up to County standards by the current owners (the neighborhood Homeowners’ Association {HOA})

Ms. Newton inquired, if the pros and cons of Mr. Malinowski’s recommendation be addressed when the item comes before Council.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**

- a. **I move to direct the County Attorney to work with the County Administrator to research and draft an absentee landlord ordinance. The ordinance should provide potential remedies for individuals who violate county ordinances and provide, via supplemental documentation, a comprehensive review of the legal impacts [potentially] associated with the adoption of such an ordinance. [NEWTON and DICKERSON]** – Ms. Terracio stated staff has updated the document with some deliverable dates.

Ms. Newton inquired if, between now and February, staff will be working on the draft to be presented.

Mr. Jensen responded in the affirmative, but noted they were deliverable deadlines, so they may occur prior to the deadlines.

6. **ADJOURNMENT** – The meeting adjourned at approximately 5:17 PM.